

OFFERING PRICE

\$1,600,000

Active Listing

BUILDING AREA

1,984 SF

Finished Commercial

TOTAL LAND

Approx. 1.58 Ac*

MLS Recon. Req.*

ZONING DISTRICT

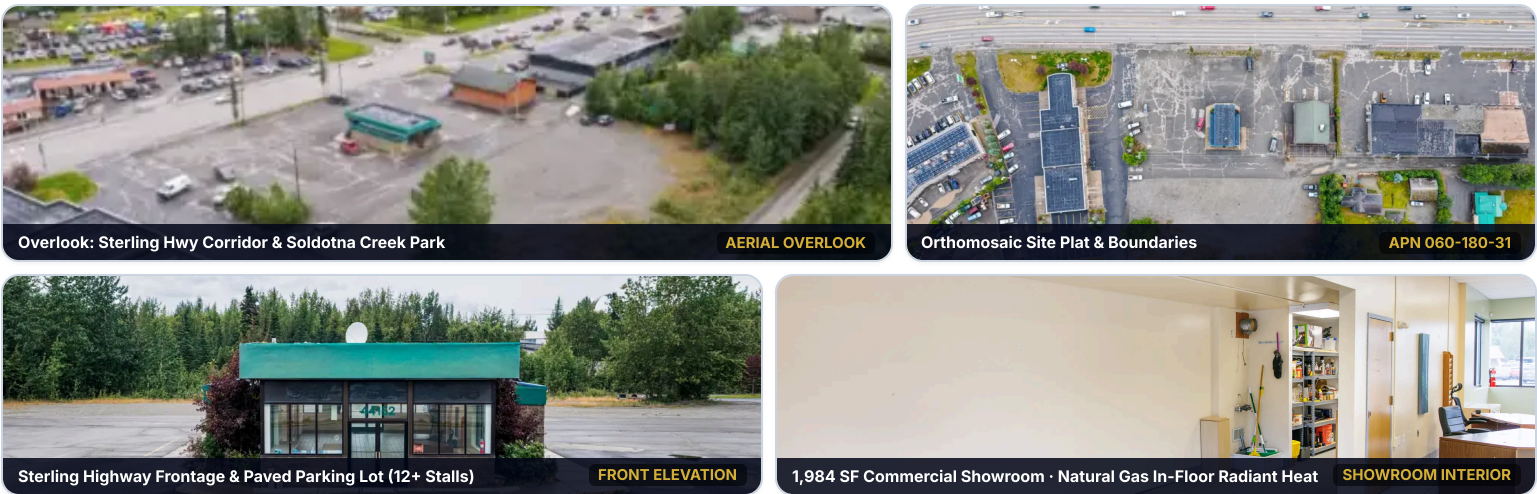
C-Commercial

SMC Title 17.10

HIGHWAY FRONTAGE

100+ FT

ADOT Paved Apron



ARTERIAL CORRIDOR

Govt-Maintained Paved Highway

PUBLIC UTILITIES

City Water Connected + HEA Power

COMMERCIAL HEATING

Enstar Natural Gas Hydronic In-Floor

HEAVY POWER READY

800A / 3-Phase Commercial Available

PHYSICAL ASSET		STRUCTURE	UTILITIES & SERVICES		ACTIVE	ZONING & POTENTIAL		SOLDOTNA C
Total Area:	1,984 SF Finished		Water Supply:	Public Water (Connected)		Municipality:	City of Soldotna C-Comm	
Stories / Type:	1-Story Commercial		Heating Fuel:	Enstar Natural Gas		Primary Uses:	Retail, Showroom, Office	
Year Built:	1984 Construction		Electric Utility:	Homer Electric (HEA)		Medical / Clinic:	Permitted Commercial	
Frame & Foundation:	Wood Frame on Slab		Heavy Power:	800A / 3-Phase Available		Food / Restaurant:	Drive-Thru Potential	
Restrooms:	3 Finished Restrooms		Sewer / Waste:	Public Sewer (Per MLS)		Vehicle / Display:	Sales Lot Permitted	
Parking & Grounds:	Paved (12+ Stalls) & Yard		Road Frontage:	ADOT Paved Hwy Apron		Expansion:	Subject to Approvals	

EXCLUSIVE LISTING ADVISORY

Elite Real Estate Group · Soldotna, Alaska

LEAD ADVISOR

Forrest Vest

(907) 953-9268

ASSOCIATE ADVISOR

Shelby Lervig

(907) 394-1011

COORDINATES (AK DEC)

60.484129, -151.062823

Milepost 94.5 Sterling Hwy

SCAN LIVE PORTAL

15-photo gallery, video film & interactive plat